

4130 King-Vaughan Road, Vaughan

**Committee of the Whole
Public Meeting
November 22, 2022
7:00 PM**

**Official Plan Amendment
(OP.22.013)
Zoning By-law Amendment
(Z.22.024)**

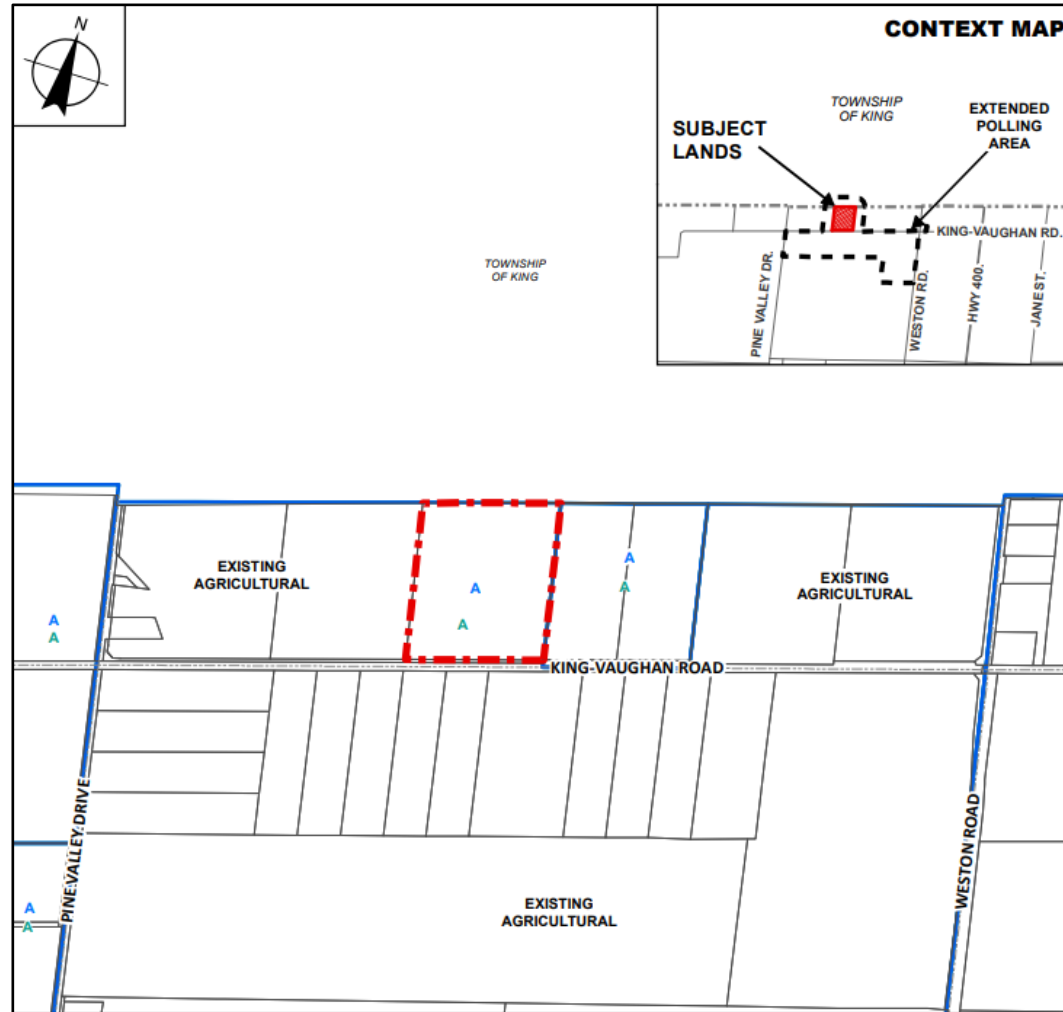
On behalf of Franline Investments Limited

**Communication: C18
Committee of the Whole (PM)
November 22, 2022
Item #1**

**HUMPHRIES PLANNING GROUP INC.
CITY FILE NO. OP.22.013 & Z.22.022**

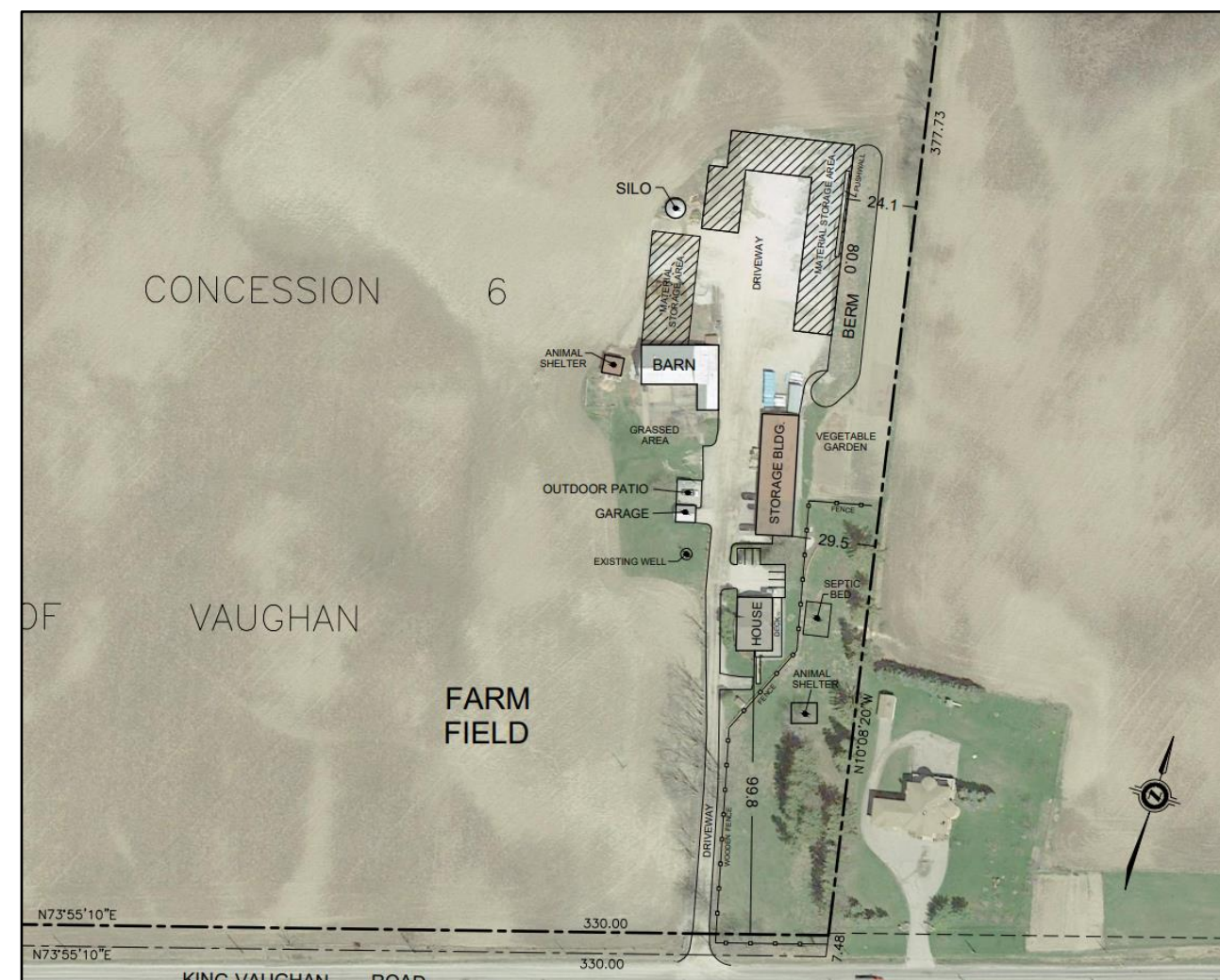
Slide 1

SITE LOCATION & AREA CONTEXT



- Located on the north side of King-Vaughan Road between Weston Road (east) and Pine Valley Drive (west).
- Lot Area: 12.4 hectares (30.6 acres).
- Lot Frontage: 330 metres (along King-Vaughan Road).
- Lot Depth: 377 metres.
- Currently occupied by an existing 1.5 storey single-detached dwelling with business office; detached garage; farm storage building; wooden barn; and an outdoor storage area for mineral aggregates.
- The overwhelming majority of the site (12.19 ha or 98%) is devoted to existing agricultural/farming operations including corn and soybean crops.

DEVELOPMENT PROPOSAL



- The Owner is seeking approvals to permit the existing mineral aggregate storage and distribution operation and accessory office use on the Subject Lands.
- Amendments to the Vaughan Official Plan, Zoning By-law 1-88 and Zoning Bylaw 001-2021 are required to permit the continued use of the existing operation.
- The applications do not propose any new development or site alterations.
- The purpose and intent of the proposal is to allow the existing uses on the property to be recognized within the context of the City of Vaughan's Official Plan and Zoning By-laws.
- The aggregate storage area is already setback approximately 200 metres from the property line and is screened to the east by a 80 metre long, 3 metre high, landscaped berm.

NATURE OF OPERATION & USE



- Acts as a small-scale temporary staging, and storage area for aggregates facilitating the distribution of these materials to serve local markets in Vaughan and the GTA.
- Hours of operation: 7:30am to 4:30pm on weekdays.
- Trucks travelling in and out of the site consist of end dump trailers (approx. 12 feet high & 36 feet long) & triaxle dump trucks and stone slinger conveyor trucks, (approx. 12 feet high & 32 feet long).
- Truck traffic is seasonally dependent and winter weather causes significant variations in traffic volume.

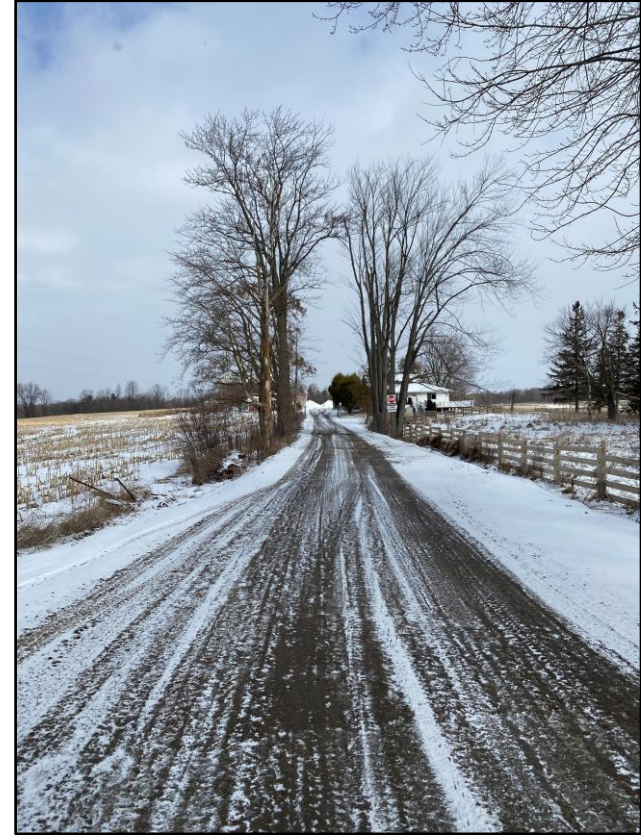
NATURE OF OPERATION & USE CONT'D



View of Landscape Berm (looking west)



Converted Office Building



View of site from King-Vaughan Road (looking north)

PLANNING ANALYSIS

- The uses have existed on the site for quite some time (10+ years) with little to no impact to the surrounding rural area and agricultural operations.
- This is most evident by the fact that the western and northern portion of the Subject Lands, abutting the aggregate storage area, continues to be farmed with no impact to normal farm practices, including seeding, sowing, fertilizing, irrigation and harvesting.
- The operation is small-scale (representing only 2% of the total land base). The existing aggregate storage use remains subordinate to the primary farming use on the Subject Lands.
- The existing use does not figure prominently within typical employment areas, and is better suited for agricultural or rural lands currently outside the city's urban boundary, like the Subject Lands, in order to avoid more serious land use conflicts.
- The existing use supports local businesses, the economy, and a number of construction projects within the City of Vaughan.
- The technical studies, completed in support of the proposal confirm the ability of the site to accommodate the existing use and address any perceived associated impacts through a number of mitigation strategies.

STUDIES & PLANS COMPLETED

- Agricultural Impact Assessment, dated May 9, 2022;
- Environmental Noise Assessment, dated April 28, 2022;
- Planning Justification Report, dated May 2022;
- Grading Plan, dated February 24, 2022; and,
- Arborist Certification Letter, dated March 4, 2022

THANK YOU